

MEMORANDUM

Special Item No. 1

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, West Perrine Community
Redevelopment Agency

DATE: February 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution of the Board of
Commissioners of the West
Perrine Community
Redevelopment Agency
(Agency) approving the
Agency's and the West Perrine
Community Redevelopment
Area's Budget for Fiscal Years
2020-21 and 2021-22 totaling
\$1,922,107.00 and \$2,875,737.00
respectively

RESOLUTION NO. CRA-1-22 WEST PERRINE

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/smm

Date: February 1, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, West Perrine Community
Redevelopment Agency

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: West Perrine Community Redevelopment Agency FY 2020-21 and FY 2021-22 Budgets

Recommendation

It is recommended that the Board of Commissioners of the West Perrine Community Redevelopment Agency (Agency) approve the attached resolution related to the Agency’s and the West Perrine Community Redevelopment Area’s (area) Fiscal Years (FY) 2020-21 and 2021-22 budgets. The Agency’s budget includes revenues and expenditures in the amount of \$1,922,107 for FY 2020-21 and \$2,875,737 for FY 2021-22.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. R-598-12 granting the Agency redevelopment powers along with the power to appropriate and expend funds. The Florida Legislature amended the chapter 163, part III, Florida Statutes, to require that effective October 1, 2019, moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the purposes specified in section 163.387, Florida Statutes. Neither the statute or the ordinance and resolutions adopted by the Board require the Board to approve the budget of the Agency.

Scope of Agenda Item

The area lies entirely within Commission District 9, represented by Commissioner Kionne L. McGhee.

Fiscal Impact / Funding Source

The Agency’s revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in section 163.387, Florida Statutes. The countywide TIF payment into the Agency’s trust fund is \$566,277 and the Unincorporated Municipal Service Area’s (UMSA) TIF payment that is paid into the trust fund is \$233,978 and \$1,106,852 in carryover from the prior year for FY 2020-21. The countywide TIF payment into the Agency’s trust fund is \$804,131 and the UMSA TIF payment into the trust fund is \$332,256 and \$1,737,350 in carryover from the prior year for FY 2021-22.

The County will continue to make payments to the Agency and the area based on each respective year’s growth of ad valorem revenues over the base year through 2046 when the Agency will sunset.

Delegation of Authority

This item does not delegate any authority to the County Mayor or the County Mayor’s designee.

Track Record / Monitor

This item does not provide for contracting with any specific entity and only approves the Agency’s FY 2020-21 and FY 2021-22 budgets.

Background

On March 1, 2005, the Board adopted Resolution No. R-212-05, declaring a geographical area in south Miami-Dade County as slum and blight. On June 5, 2007, the Board adopted Resolution No. R-745-07 appointing itself as the board of commissioners of the Agency; Resolution No. R-744-07, which approved the redevelopment plan for the area; and Ordinance No. 07-79, which created the trust fund. On July 3, 2012, the Board adopted Resolution No. R-598-12, which delegated certain redevelopment powers to the Agency, including, but not limited to, the power to appropriate fund and make expenditures in accordance with applicable law. On July 14, 2016, the Board also approved an amendment to the Agency’s plan and extended the life of the Agency until September 30, 2046.

Fiscal Year 2020-21 Budget

The Agency’s FY 2020-21 budget of \$1,922,107 includes \$566,277 in County TIF, \$233,978 in UMMA TIF, carryover of \$1,106,852 and interest earnings of \$15,000. Administrative expenditures total \$71,050, exclusive of the County’s administrative fee of \$12,004, and represents less than 20 percent of total expenditures, administrative expenses are for direct County support of \$70,000, and advertising notices, printing and mailing expenses of \$1,050.

Operating expenditures total \$1,201,045 and include:

- \$300,000 for commercial improvement grants;
- \$300,000 for non-profit organizations;
- \$200,000 for infrastructure improvements;
- \$200,000 for residential improvement grants;
- \$100,000 for landscape enhancements;
- \$75,000 for grant coordinator;
- \$25,000 for marketing;
- \$870 for Florida Redevelopment Association membership; and
- \$175 for payment of a Special District fee to the State of Florida.

The Agency’s budget includes a \$638,008 for future development opportunities within the area.

All expenditures are detailed in Exhibit 1 to the attached resolution.

Fiscal Year 2021-22 Budget

The Agency’s FY 2021-22 budget of \$2,875,737 includes \$804,131 in County TIF, \$332,256 in UMMA TIF, carryover of \$1,737,350 and interest earnings of \$2,000. Administrative expenditures total \$76,050, exclusive of the County’s administrative fee of \$17,046, and represents less than 20 percent of total expenditures, administrative expenses are for direct County support of \$75,000, and advertising notices, printing and mailing expenses of \$1,050.

Operating expenditures total \$1,651,545 and include:

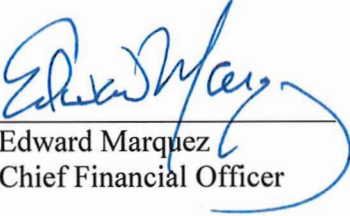
- \$300,000 for commercial improvement grants;
- \$500,000 for non-profit organizations;
- \$200,000 for infrastructure improvements;
- \$200,000 for residential improvement grants;
- \$250,000 for beautification grants;
- \$100,000 for community spaces;

Honorable Chairman Jose "Pepe" Diaz
and Members, West Perrine Community Redevelopment Agency
Page 3

- \$75,000 for grant coordinator;
- \$25,000 for marketing;
- \$1,370 for Florida Redevelopment Association membership; and
- \$175 for payment of a Special District fee to the State of Florida.

The Agency's budget includes a \$1,131,096 for future development opportunities within the area.

All expenditures are detailed in Exhibit 2 to the attached resolution.



Edward Marquez
Chief Financial Officer

RESOLUTION NO. CRA-1-22 WEST PERRINE

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING THE AGENCY'S AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA'S BUDGET FOR FISCAL YEARS 2020-21 AND 2021-22 TOTALING \$1,922,107.00 AND \$2,875,737.00 RESPECTIVELY

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the Agency's and the West Perrine Community Redevelopment Area's ("area") budget for Fiscal Year 2020-21 totaling \$1,922,107.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. This Board approves the Agency's and the area's budget for Fiscal Year 2021-22 totaling \$2,875,737.00, in substantially the form attached hereto as Exhibit 2 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

	Jose "Pepe" Diaz, Chairman	aye	
	Oliver G. Gilbert, III, Vice-Chairman	aye	
Sen. René García			absent
Sally A. Heyman	absent	Keon Hardemon	
Eileen Higgins	aye	Danielle Cohen Higgins	aye
Kionne L. McGhee	aye	Joe A. Martinez	absent
Raquel A. Regalado	aye	Jean Monestime	aye
Sen. Javier D. Souto	absent	Rebeca Sosa	absent

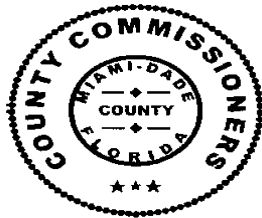
The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of February, 2022.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COMMISSIONERS

HARVEY RUVIN, CLERK

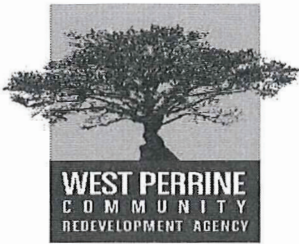
Melissa Adames

By: _____
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

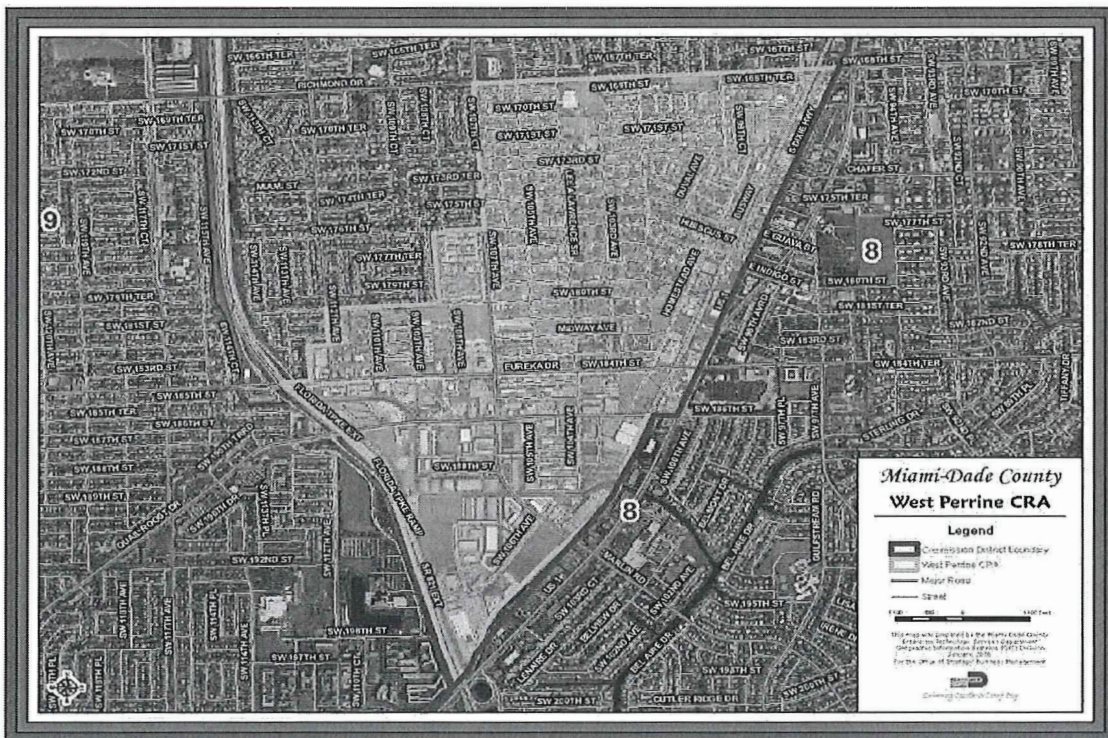


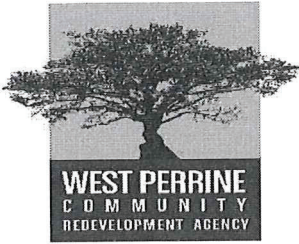
**WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY
Proposed Fiscal Year 2020-21 Budget**

Introduction

The West Perrine Community Redevelopment Agency (Agency) was created by the Board of County Commissioners (Board) on June 5, 2007, with the adoption of the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the Agency's Trust Fund, and appointed itself as the Agency's Board pursuant to Resolution No. R-745-07.

The Agency is located in the southern area of Miami-Dade County and is generally bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9.





Tax Base Growth and Proposed Budget

The Agency's base year is the 2006 tax roll (\$431,319,597). The 2020 Preliminary Tax Roll from the Miami-Dade County Property Appraiser for the area is \$569,207,475, which represents a seven (7) percent increase from the 2019 Preliminary Roll. Overall, the Agency's taxable value has increased approximately thirty-two (32) percent (\$431 million to \$569 million), above the base year.

Proposed Budget for Fiscal Year 2020-21

Revenues - \$1,922,107

The Agency's proposed budget for FY 2020-21 is \$1,922,107. Revenues include a countywide tax increment revenue payment of \$566,277, an unincorporated area tax increment payment of \$233,978, carryover funding \$1,106,852 and projected interest earnings \$15,000.

Expenditures - \$1,922,107

Administrative Expenses - \$71,050

1. Direct County Support (\$70,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.

2. Advertising Notices & Printing Materials (\$1,050)

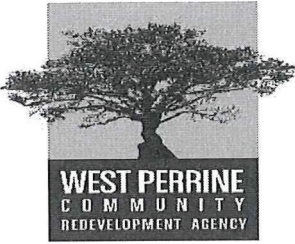
Set aside for any advertising, printing and mailing materials that may be required as a result of the Agency's activities.

County Administrative Charge - \$12,004

1. County Administrative Charge (\$12,004)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$71,050 and represent less than 20 percent of total expenditures.



Operating Expenses - \$1,201,045

1. Membership and State Fee (\$1,045)

All community redevelopment agencies are required by the State of Florida to pay a Special District fee of \$175. The Agency is also a member of the Florida Redevelopment Association, the dues for FY 2020-21 are \$870.

2. Landscape Enhancement (\$100,000)

This allocation will be used for costs associated with possible landscape projects within the Area.

3. Infrastructure Improvements (\$200,000)

This allocation will fund improvements within the Area. Additionally, this will be used to seek match funding from the Florida Department of Transportation for a beautification grant project within the redevelopment area.

4. Marketing (\$25,000)

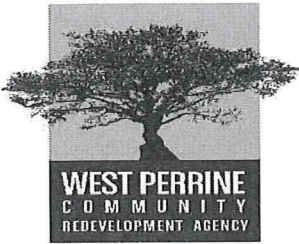
A marketing and branding study is essential to identify how best to promote the Area for target further redevelopment.

5. Residential Redevelopment Grant Program (\$200,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In prior years, the Agency has partnered with Rebuilding Together to provide repairs to homes in the area. Rebuilding Together has identified four homes that can benefit from rehab and which meet the Agency's guidelines for funding.

6. Commercial Redevelopment Grants (\$300,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage,



landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

7. Grant Coordinator (\$75,000)

The Agency will enter into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

8. Non-Profit Organizations Grants (\$300,000)

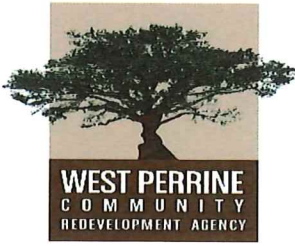
This amount will be set aside to award grants to non-profit organizations which provide services to the low income and elderly population of the CRA. Services may include after school activities, tutoring and learning, and programs aimed at improving the quality of life of CRA residents.

Reserve \$638,008

The Agency is placing this revenue in reserve for a future redevelopment opportunity.

West Perrine Community Redevelopment Agency EXHIBIT 1

PROPOSED FISCAL YEAR 2020-21 BUDGET			
	FY 19-20 ADOPTED BUDGET CRA-3-20	FY 19-20 ACTUAL AS OF 09-30-20	FY 20-21 PROPOSED BUDGET
REVENUES			
Carryover	609,077	653,878	1,106,852
TIF Revenues			
UMSA Tax Increment Revenue	174,009	174,009	233,978
County Tax Increment Revenue	421,140	421,140	566,277
Interest	11,000	11,312	15,000
Revenue Total	1,215,226	1,260,339	1,922,107
EXPENDITURES			
Administrative Expense			
Advertising and Notices	1,500	-	500
Printing & Publishing	500	28	500
Mail Services	-	-	50
Travel	-	-	-
Direct County Support	65,000	65,000	70,000
Subtotal Administrative Expense	67,000	65,028	71,050
County Administrative Charge (1.5%)	8,927	8,927	12,004
(A) Subtotal Admin and Admin Charge	75,927	73,955	83,054
Operating Expense			
F.R.A. Membership and State Fee	1,045	1,045	1,045
Contractual Services (--)	-	-	-
Land / Bldg. Acquisitions	-	-	-
Infrastructure Improvements	250,000	-	200,000
Landscape Enhancement	100,000	327	100,000
Marketing	25,000	-	25,000
Residential Improvement Grants	50,000	-	200,000
Redevelopment Grants - Commercial	200,000	-	300,000
Grant Coordinator	25,000	-	75,000
Debt Payments	-	-	-
Non-Profit Organizations	300,000	78,160	300,000
Reserves	188,254	-	638,008
(B) Subtotal Operating Expenses & Reserves	1,139,299	79,532	1,839,053
Expenditures Total (A+B)	1,215,226	153,487	1,922,107
Revenues Less Expenditures Total	-	1,106,852	(0)

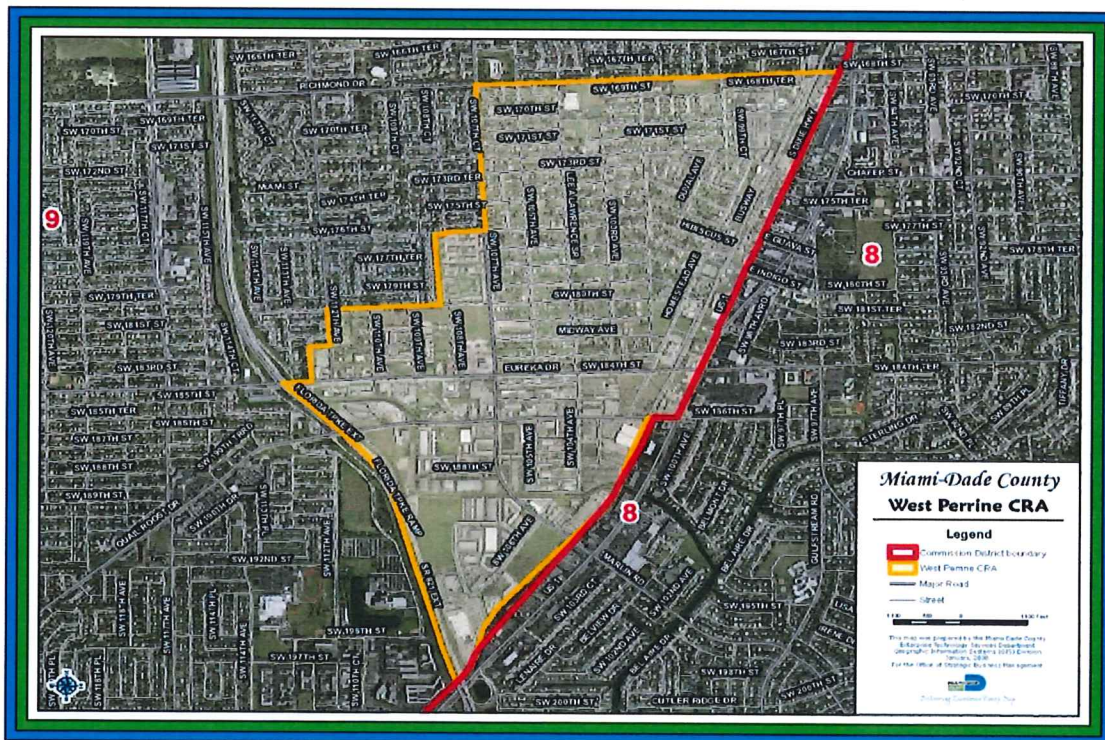


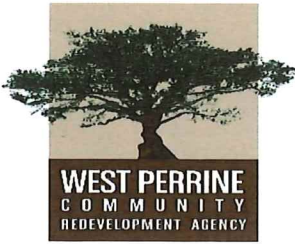
**WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY
Proposed Fiscal Year 2021-22 Budget**

Introduction

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The Agency is located in the southern area of Miami-Dade County and is generally bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9.





Tax Base Growth and Proposed Budget

The Agency's base year is the 2006 tax roll (\$431,319,597). The 2021 Preliminary Tax Roll from the Miami-Dade County Property Appraiser for the area is \$619,775,200, which represents a nine (9) percent increase from the 2020 Preliminary Roll. Overall, the Agency's taxable value has increased approximately forty-four (44) percent (\$431 million to \$619 million), above the base year.

Proposed Budget for Fiscal Year 2021-22

Revenues - \$2,875,737

The Agency's proposed budget for FY 2021-22 is \$2,875,737. Revenues include a countywide tax increment revenue payment of \$804,131, an unincorporated area tax increment payment of \$332,256, carryover funding \$1,737,350 and projected interest earnings \$2,000.

Expenditures - \$2,875,737

Administrative Expenses - \$76,050

1. Direct County Support (\$75,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.

2. Advertising Notices & Printing Materials (\$1,050)

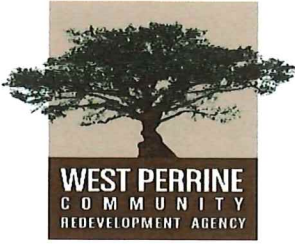
Set aside for any advertising, printing and mailing materials that may be required as a result of the Agency's activities.

County Administrative Charge - \$17,046

1. County Administrative Charge (\$17,046)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$76,050 and represent less than 20 percent of total expenditures.



Operating Expenses - \$1,601,545

1. Membership and State Fee (\$1,545)

All community redevelopment agencies are required by the State of Florida to pay a Special District fee of \$175. The Agency is also a member of the Florida Redevelopment Association, the dues for FY 2020-21 are \$1,370.

2. Infrastructure Improvements (\$200,000)

This allocation will fund improvements within the Area. Additionally, this will be used to seek match funding from the Florida Department of Transportation for a beautification grant project within the redevelopment area.

3. Marketing (\$25,000)

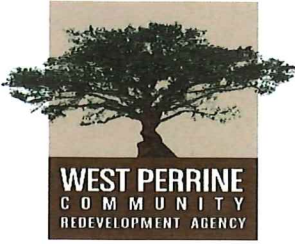
A marketing and branding study is essential to identify how best to promote the Area for target further redevelopment.

4. Residential Redevelopment Grant Program (\$200,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In prior years, the Agency has partnered with Rebuilding Together to provide repairs to homes in the area. Rebuilding Together has identified four homes that can benefit from rehab and which meet the Agency's guidelines for funding.

5. Commercial Redevelopment Grants (\$300,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.



6. Grant Coordinator (\$75,000)

The Agency will enter into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

7. Non-Profit Organizations Grants (\$500,000)

This amount will be set aside to award grants to non-profit organizations which provide services to the low income, disabled and elderly population of the CRA. Services may include after school activities, tutoring and learning, assistance with communication, programs aimed at improving the quality of life of CRA residents.

8. Beautification Grants (\$250,000)

The Agency will provide funding for local agencies to provide debris and garbage removal and beautification within the area. The agency will provide jobs to residents within the redevelopment area.

9. Community Space (\$100,000)

The Agency will partner with a not for profit in the area to create a community center space for residents in the community to create a safe gathering space in the area.

Reserve \$1,131,096

The Agency is placing this revenue in reserve for a future redevelopment opportunity.

West Perrine Community Redevelopment Agency EXHIBIT 2

PROPOSED FISCAL YEAR 2021-22 BUDGET

	FY 20-21 PROPOSED BUDGET	FY 20-21 PROJECTED AS OF 09-30-21	FY 21-22 PROPOSED BUDGET
REVENUES			
Carryover	1,106,852	1,114,358	1,737,350
TIF Revenues			
UMSA Tax Increment Revenue	233,978	233,978	332,256
County Tax Increment Revenue	566,277	566,277	804,131
Interest	15,000	2,566	2,000
Revenue Total	1,922,107	1,917,179	2,875,737
EXPENDITURES			
Administrative Expense			
Advertising and Notices	500	-	500
Printing & Publishing	500	-	500
Mail Services	50	-	50
Travel	-	-	-
Direct County Support	70,000	70,000	75,000
Subtotal Administrative Expense	71,050	70,000	76,050
County Administrative Charge (1.5%)	12,004	12,004	17,046
(A) Subtotal Admin and Admin Charge	83,054	82,004	93,096
Operating Expense			
F.R.A. Membership and State Fee	1,045	1,045	1,545
Contractual Services (-)	-	-	-
Land / Bldg. Acquisitions	-	-	-
Infrastructure Improvements	200,000	-	200,000
Landscape Enhancement	100,000	-	-
Marketing	25,000	-	25,000
Residential Improvement Grants	200,000	-	200,000
Redevelopment Grants - Commercial	300,000	-	300,000
Beautification Grants	-	-	250,000
Grant Coordinator	75,000	-	75,000
Debt Payments	-	-	-
Non-Profit Organizations	300,000	96,780	500,000
Community Space	-	-	100,000
Reserves	638,008	-	1,131,096
(B) Subtotal Operating Expenses & Reserves	1,839,053	97,825	2,782,641
Expenditures Total (A+B)	1,922,107	179,829	2,875,737
Revenues Less Expenditures Total	(0)	1,737,350	(0)